



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

Tentative Notice of Action

Promoting the wise use of land
Helping build great communities

MEETING DATE May 19, 2006 EFFECTIVE DATE June 2, 2006	CONTACT/PHONE Stephanie Fuhs (805) 781-5721	APPLICANT Betty Dellapenna	FILE NO. DRC2005-00128				
SUBJECT Hearing to consider a request by Betty Dellapenna for a Minor Use Permit to allow modification of the minimum access standards required for a proposed 1,200 square foot secondary dwelling with attached 776 square foot garage. The proposed project is within the Residential Rural land use category and is located on the north side of Fowler Lane (at 2596 Fowler Lane), approximately 1,200 feet east of the Highway One/Fowler Lane intersection, approximately 1.5 miles south of the City of Arroyo Grande. The site is in the South County (Inland) planning area. (Recommendation is for a partial waiver of the access standards).							
RECOMMENDED ACTION Approve Minor Use Permit DRC2005-00128 based on the findings listed in Exhibit A and the conditions listed in Exhibit B							
ENVIRONMENTAL DETERMINATION A Class Three Categorical Exemption was issued on April 17, 2006 (ED05-411).							
LAND USE CATEGORY Residential Rural	COMBINING DESIGNATION None	ASSESSOR PARCEL NUMBER 075-271-008	SUPERVISOR DISTRICT(S) 4				
PLANNING AREA STANDARDS: None applicable <i>Does the project meet applicable Planning Area Standards:</i> Not applicable							
LAND USE ORDINANCE STANDARDS: 22.10.090 – Height Measurement, 22.10.140 – Setbacks, 22.30.470 – Secondary Dwellings <i>Does the project conform to the Land Use Ordinance Standards:</i> Yes - see discussion							
FINAL ACTION This tentative decision will become final action on the project, effective on the 15 th day following the administrative hearing, or on June 2, 2006, if no hearing was requested unless this decision is changed as a result of information obtained at the hearing or is appealed.							
EXISTING USES: Single family residence							
SURROUNDING LAND USE CATEGORIES AND USES: <table style="width: 100%;"><tr><td style="width: 50%;"><i>North:</i> Residential Rural/Residences</td><td style="width: 50%;"><i>East:</i> Residential Rural/Residences</td></tr><tr><td><i>South:</i> Residential Rural/Residences</td><td><i>West:</i> Residential Rural/Residences</td></tr></table>				<i>North:</i> Residential Rural/Residences	<i>East:</i> Residential Rural/Residences	<i>South:</i> Residential Rural/Residences	<i>West:</i> Residential Rural/Residences
<i>North:</i> Residential Rural/Residences	<i>East:</i> Residential Rural/Residences						
<i>South:</i> Residential Rural/Residences	<i>West:</i> Residential Rural/Residences						
<small>ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242</small>							

OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Nipomo Community Advisory Council, Public Works, Ag Commissioner, CDF	
TOPOGRAPHY: Mostly level	VEGETATION: Grasses, ornamentals, eucalyptus
PROPOSED SERVICES: Water supply: On-site well Sewage Disposal: Individual septic system Fire Protection: CDF	ACCEPTANCE DATE: February 17, 2006

DISCUSSION

LAND USE ORDINANCE STANDARDS:

22.10.090 – Height Measurement: The maximum height allowed is 35 feet from average natural grade. As proposed, the secondary residence is a single story, approximately 16 feet in height and complies with the standard.

22.10.140 – Setbacks: Setback for parcels over one acre are: 25 feet from the front property line, and 30 feet from the rear and side property lines. As proposed, the project meets these standards.

22.30.470 – Secondary Dwellings: Secondary dwellings are allowed in the Rural Residential land use category by this title pursuant to the authority established by Section 65852.2 et seq. of the California Government Code. A secondary dwelling shall be accessory to a primary dwelling and the owner of the site must agree to occupy one unit on the site as his or her primary residence. For sites less than 20 acres in the Residential Rural category, the secondary dwelling should be located within 250 feet of the primary dwelling.

A secondary dwelling is allowed only on a site that has frontage on a road or private easement that is maintained by the county, state or special district; on a road that is offered for dedication to the public and is surfaced with chip seal or better; or on a private easement that is surfaced with chip seal or better. For roads or easements described above the access shall be maintained through organized maintenance, such as a road maintenance agreement or homeowners association. The property in question has frontage on a road that is offered for dedication to the public, however, the road is not improved to chip seal or better as required by the Land Use Ordinance. Subdivisions along Fowler Lane are required to improve the road to the County's A-7 (c) gravel road standards, therefore, staff is recommending that a partial waiver of the road standards and require the applicant to improve their frontage along Fowler Lane to the A-7 (c) standard. The project has been conditioned accordingly.

COMMUNITY ADVISORY GROUP COMMENTS: No comments received.

AGENCY REVIEW:

Public Works - Retain drainage on-site, require offer of dedication on Fowler Lane and 18 foot gravel road with maintenance agreement

Building Division – Percolation tests required prior to permit issuance

CDF - See attached fire safety plan

LEGAL LOT STATUS:

The one lot was legally created by a recorded map at a time when that was a legal method of creating lots.

Staff report prepared by Stephanie Fuhs and reviewed by Kami Griffin, Supervising Planner

EXHIBIT A - FINDINGS

CEQA Exemption

- A. The project qualifies for a Categorical Exemption (Class Three) pursuant to CEQA Guidelines Section 15303 because the secondary dwelling is a small structure that is not in close proximity to any significant fish or wildlife habitat.

Minor Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the secondary dwelling does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the secondary dwelling is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Fowler Lane a local road constructed to a level able to handle any additional traffic associated with the project.

Secondary Dwelling Adjustments

- G. Modification of the minimum access for secondary dwellings that requires access from a road that is offered for dedication to the public and is surfaced with chip seal or better and is maintained through organized maintenance is justified because road improvement standards for subdivisions along Fowler Lane are for an A-7(c) gravel road. Therefore, the project is being conditioned to comply with the gravel road standard improvement consistent with other projects along Fowler Lane.

**EXHIBIT B - CONDITIONS OF APPROVAL
DRC 2005-00128 (Dellapenna)**

Approved Development

1. This approval authorizes
 - a. modification of the minimum access standards required for a proposed 1,200 square foot secondary dwelling with attached 776 square foot garage
 - b. maximum height is 35 feet from average natural grade.

Conditions required to be completed at the time of application for construction permits

Site Development

2. **At the time of application for construction permits** plans submitted shall show all development consistent with the approved site plan, floor plan, and architectural elevations.
3. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp or the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

Fire Safety

4. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Fire Safety Plan, prepared by the CDF/County Fire Department for this proposed project and dated February 6, 2006.

Services

5. **At the time of application for construction permits**, the applicant shall submit evidence that there is adequate water to serve the proposal, on the site.
6. **At the time of application for construction permits**, the applicant shall submit evidence that a septic system, adequate to serve the proposal, can be installed on the site.

Drainage

7. **At the time of application for construction permits**, the applicant shall submit a drainage plan that shows all drainage being retained on the project site.
8. **At the time of application for construction permits**, the applicant shall submit percolation tests, to be reviewed and approved by the Building Division.

Conditions to be completed prior to issuance of a construction permit

Fees

9. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.

Owner Occupancy Requirement

10. **Prior to issuance of a construction permit**, the applicant for the second unit shall record a notice against the property notifying any subsequent purchaser that failure to meet this requirement will subject the second unit to abatement by the county pursuant to Chapter 22.74 of this title. No secondary dwelling shall be allowed on the site unless an owner of the site agrees to occupy one unit on the site as his or her primary residence.

Conditions to be completed prior to occupancy or final building inspection /establishment of the use

11. **Prior to final inspection**, the applicant shall improve the Fowler Lane frontage to the County's A-7(c) standard (minimum improved width of 18 feet).
12. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from CDF of all required fire/life safety measures.
13. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

On-going conditions of approval (valid for the life of the project)

14. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 22.64.070 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 22.64.080 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
15. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.



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SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

JAN 19 2006

DATE: 1-18-06

From to: PW DPM
To FROM: [X] - South County Team

☐ - North County Team

☐ - Coastal Team

PROJECT DESCRIPTION: File Number: DRL 2005-00123 Applicant: Dellapenna
map -> 1200 sq. ft. secondary SFR. Located off
Fowler Ln. in Arroyo Grande. APN: 075-271-008

Return this letter with your comments attached no later than: 2-2-06

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)
☐ NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
☐ NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

DRAINAGE SHALL BE RETAINED ON-SITE, The owner offer
for Dedication to the public Fowler Lane fronting the property
to be described as 25 feet from the Recorded centerline - see sketch.
Recommend construct 18ft gravel road w/ maintenance Agreement.
Date Feb 22-2006 Name DAN MANION Phone 781-5275

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

EMAIL: planning@co.slo.ca.us • FAX: (805) 781-1242 • WEBSITE: <http://www.sloplanning.org>

MINOR () PERMIT

MINI MUP 1200 SQ FT SECONDARY
RESIDENCE DO NOT WANT TO PAVE
SC/ PALM
RS

GENERAL APPLICATION

San Luis Obispo County Department of Planning and E

APPLICATION TYPE CHECK ALL THAT APPLY

- | | | |
|--|---|--|
| <input type="checkbox"/> Emergency Permit | <input type="checkbox"/> Tree Permit | <input type="checkbox"/> Plot Plan |
| <input type="checkbox"/> Zoning Clearance | <input type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Minor Use Permit |
| <input type="checkbox"/> Conditional Use Permit/Development Plan | | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Surface Mining/Reclamation Plan | <input type="checkbox"/> Curb, Gutter & Sidewalk Waiver | |
| <input type="checkbox"/> Other | <input type="checkbox"/> Modification to approved land use permit | |

APPLICANT INFORMATION Check box for contact person assigned to this project

☐ Landowner Name Betty Dellapenna Daytime Phone 481-2176
Mailing Address 2596 Fowler Lane, A 6 Zip 93420
Email Address: _____

☐ Applicant Name Kevin Houston Daytime Phone 489-8705
Mailing Address 120 N Halcyon Rd Zip 93420
Email Address: Kevin.holom @ AOL.com

☐ Agent Name Kevin Houston Daytime Phone 489-8705
Mailing Address 120 N Halcyon Rd Zip 93420
Email Address: Kevin.holom @ AOL.com

PROPERTY INFORMATION

Total Size of Site: 5 ACRES Assessor Parcel Number(s): 75-271-008

Legal Description: _____

Address of the project (if known): 2596 Fowler Lane A-6. 93420

Directions to the site - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Hwy 1 to Fowler Lane

Describe current uses, existing structures, and other improvements and vegetation on the property:

SFR

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): 1200 sq ft Secondary Residence
Do not want to pave Fowler Lane

LEGAL DECLARATION

I, the owner of record of this property have completed this form accurately and declare that all statement here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature B. Dellapenna Date 1/9/06

FOR STAFF USE ONLY

Reason for Land Use Permit: _____

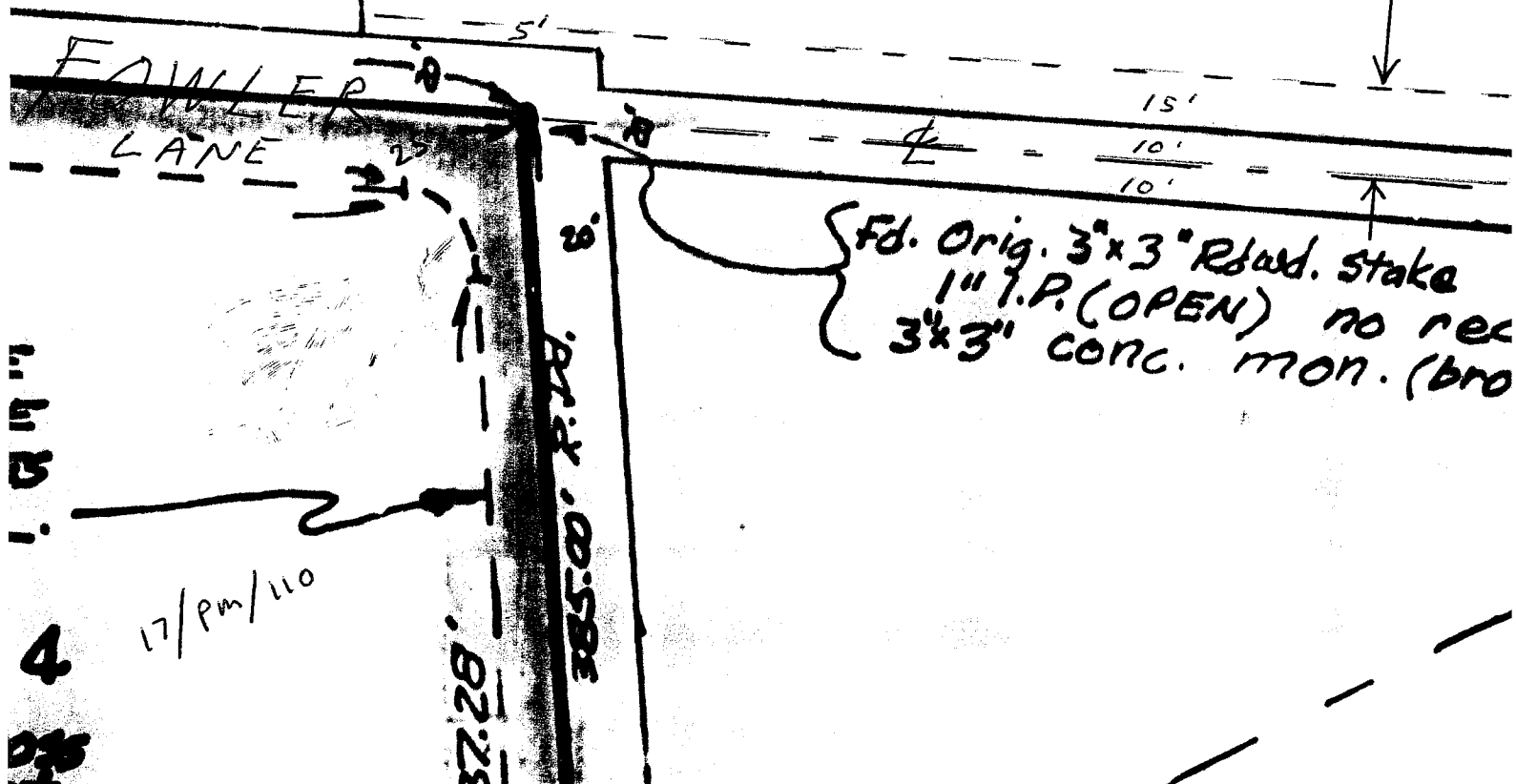
21

21

Dellapenna
(075-271-008)

DRG 2005-00128

OFFER
25'





4

SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 1-18-06

TO: Bldg. Div.

FROM: ☒ - South County Team ☐ - North County Team ☐ - Coastal Team

PROJECT DESCRIPTION: File Number: DRC 2005-00123 Applicant: Dellapenna
mup -> 1200 sq-ft. secondary SFR. Located off
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(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☐ YES

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

☒ NO

(Please go on to PART III)

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IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

perk test reqd.

S. Hich 3/27/06
Date

S. Hich
Name

5709
Phone

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

EMAIL: planning@co.slo.ca.us • FAX: (805) 781-1242 • WEBSITE: <http://www.sloplanning.org>

MINOR () PERMIT

GENERAL APPLICATION

San Luis Obispo County Department of Planning and E

MINI MUP 1200 SQ FT SECONDARY
RESIDENCE DO NOT WANT TO PAVE
SC/ PALM
RS

APPLICATION TYPE CHECK ALL THAT APPLY

- | | | |
|--|---|--|
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| <input type="checkbox"/> Zoning Clearance | <input type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Minor Use Permit |
| <input type="checkbox"/> Conditional Use Permit/Development Plan | | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Surface Mining/Reclamation Plan | <input type="checkbox"/> Curb, Gutter & Sidewalk Waiver | |
| <input type="checkbox"/> Other | <input type="checkbox"/> Modification to approved land use permit | |

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Describe current uses, existing structures, and other improvements and vegetation on the property:

SFR**PROPOSED PROJECT**

Describe the proposed project (inc. sq. ft. of all buildings): 1200 sq ft Secondary Residence
DO NOT WANT TO PAVE FOWLER LANE

LEGAL DECLARATION

I, the owner of record of this property have completed this form accurately and declare that all statement here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature _____

Date 1/9/06**FOR STAFF USE ONLY**

Reason for Land Use Permit: _____



CDF/San Luis Obispo County Fire

RESIDENTIAL FIRE SAFETY PLAN

Date: **February 6, 2006**

Project Number(s): DRC 2005-00128	Name: South County Team Planning & Building Department County Government Center San Luis Obispo, CA 93408
Project Location: 2596 Fowler Lane	City: Arroyo Grande
Mailing Address: Betty Dellapena 2596 Fowler Lane Arroyo Grande, CA 93420 Kevin Hunstad 120 North Halcyon Road Arroyo Grande, CA 93420	City/State/Zip:
Phone Number(s): Dellapena: 481-2176 Hunstad: 489-8705	Cross Street: Mesa View Drive
Notes: 1200 square foot secondary dwelling. CDF's road and driveway requirements are outlined below in the "check-box" section. These requirements are mandated by the Public Resources Code, section 4290. Additionally, the San Luis Obispo County Code - Title 22, Land Use Ordinance (22.30.470, C.2.c.) requires chip seal or better. Please contact the Planning & Building Department for interpretation of applicable code.	

The following **checked** items are required to be completed prior to final inspection of this project. When you have completed each item checked, initial and date that they are completed. When all items checked are completed please call for a fire department final inspection, **(805) 543-4244, extension #2220**. Inspections will be completed on the following Tuesday for South County areas and Thursday for North County areas. Please have your County issued permit card on site and visible.

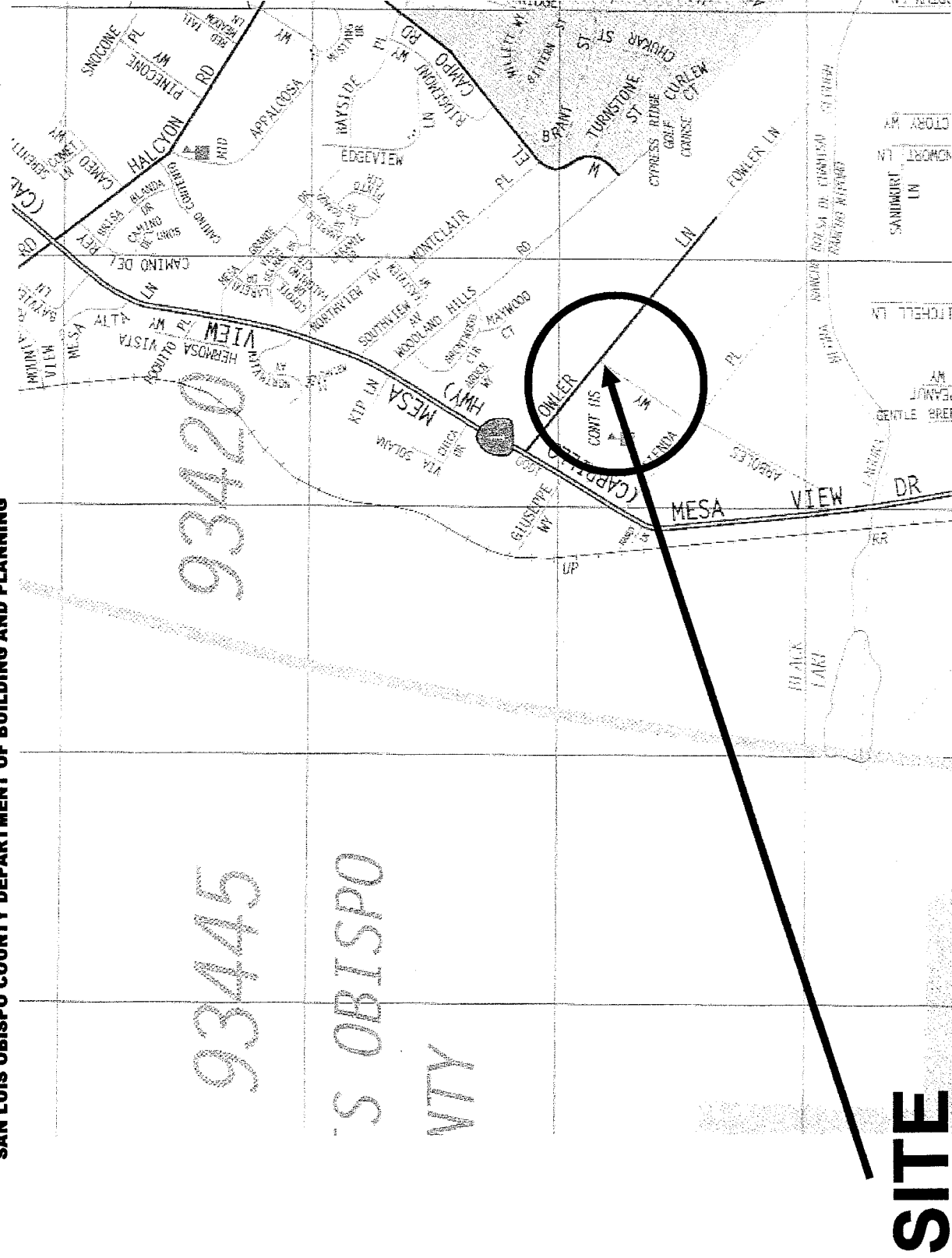
This project is located approximately **5 to 10** minutes from the closest CDF/San Luis Obispo County Fire Station. The project **is** located in State Responsibility Area for wildland fires. It is designated as a **High** Fire Severity Zone. This project is required to comply with all fire safety rules and regulations including the California Fire Code, the Public Resources Code and any standards referenced therein.

The following standards are required:	Owner-Agent Initials
<input checked="" type="checkbox"/> 30-foot building setback from property line required **Note: All setbacks are subject to County Planning Department approval.	
<input type="checkbox"/> A residential fire sprinkler system is required (NFPA 13D)	
<input checked="" type="checkbox"/> A water storage tank is required that gravity feeds a residential fire connection	
<input checked="" type="checkbox"/> 2500 gallons of water storage required	
<input checked="" type="checkbox"/> Automatic Fill, Sight Gauge & Venting System required	
<input checked="" type="checkbox"/> Minimum 4-inch plumbing: Schedule 40 PVC or Iron Pipe	
<input checked="" type="checkbox"/> System gravity drain required	
<input checked="" type="checkbox"/> Fire connection shall be located on the approach to the structure(s)	
<input checked="" type="checkbox"/> Fire connection must be located not less than 50 feet & no more than 150 feet from the structure	
<input checked="" type="checkbox"/> Fire connection must be located within 8-feet of the driveway & 24 inches above grade	
<input checked="" type="checkbox"/> Fire connection outlet valve must be a 2-1/2" brass National Standard male thread with cap. The outlet must face toward the driveway at a 90° angle.	
<input checked="" type="checkbox"/> If fire connection has less than 20 psi, then the word "DRAFT" will be clearly and permanently marked on the fire connection	
<input checked="" type="checkbox"/> Blue dot reflector must be located near fire connection	
<input type="checkbox"/> A fire hydrant is required that can deliver 750 gallons per minute for 2 hours.	
<input type="checkbox"/> Must submit a completed CDF Community Water System Verification Form	

<input type="checkbox"/> Two 2 1/2" outlets and one 4" outlet with National Standard threads	
<input type="checkbox"/> Within 8 feet of the roadway	
<input type="checkbox"/> Place a blue dot reflector on roadway, just off center, on the side of the hydrant	
<input type="checkbox"/> Hydrant must be located within 250 feet of the residence.	
<input checked="" type="checkbox"/> 18- foot access road required	
<input checked="" type="checkbox"/> All weather surface capable of supporting 20 tons	
<input checked="" type="checkbox"/> 10 foot fuel modification required on both sides of road	
<input checked="" type="checkbox"/> Must provide an unobstructed vertical clearance of not less than 13'6"	
<input checked="" type="checkbox"/> Where road exceeds a 12% grade, it must be a nonskid surface	
<input checked="" type="checkbox"/> If road exceeds a 16% grade, it must be certified by an engineer	
<input checked="" type="checkbox"/> Road must be named using the County standard signage	
<input checked="" type="checkbox"/> Driveway must be 16 feet wide	
<input checked="" type="checkbox"/> All weather surface capable of supporting 20 tons	
<input checked="" type="checkbox"/> Where driveway exceeds a 12% grade, it must be a nonskid surface	
<input checked="" type="checkbox"/> If driveway exceeds a 16% grade, it must be certified by an engineer	
<input checked="" type="checkbox"/> 10 foot fuel modification required on both sides of the driveway	
<input checked="" type="checkbox"/> Must provide an unobstructed vertical clearance of not less than 13'6"	
<input checked="" type="checkbox"/> Driveways exceeding 300 feet require a fire engine turnaround within 50 feet of the residence/structure	
<input checked="" type="checkbox"/> Driveways exceeding 800 feet require a turnout(s) at midpoint and no more than 400 feet apart (exception: 16' wide driveways)	
<input type="checkbox"/> Bridge is required to support a fire engine load weight of 20 tons	
<input type="checkbox"/> Bridge must have a sign indicating load & vertical clearance limits at entrances	
<input type="checkbox"/> One-lane bridge: minimum 10', turnouts at both ends, one-way signs, clear visibility	
<input type="checkbox"/> Gate entrance shall be 2 feet wider than width of traffic lane & located 30 feet from roadway	
<input type="checkbox"/> Center line of lane turning radius must be at least 25 feet	
<input type="checkbox"/> Provide Fire Department emergency access (approved keys or switches may be used)	
<input type="checkbox"/> 100 feet of vegetation clearance is required for defensible space	
<input checked="" type="checkbox"/> Maintain a fire clearance of 30 feet around all buildings & structures	
<input type="checkbox"/> Within the area of 30'-100' from structures, additional fire reduction measures shall be required.	
<input checked="" type="checkbox"/> Remove limbs located within 10 feet of chimney & trim dead/dying limbs that overhang the roof. Leaves, needles, or dead growth shall be removed from the roof	
<input checked="" type="checkbox"/> A Class B non-combustible roof is required, including the following checked items:	
<input checked="" type="checkbox"/> Where roof allows a space between roof covering & roof decking, spaces must prevent flames & embers and be fire-stopped with approved materials or have 1 layer of No. 72 ASTM cap sheet installed over the combustible decking	
<input checked="" type="checkbox"/> Valley flashings shall not be less than 0.016-inch (0.41 mm) (No. 28 galvanized sheet gage) corrosion –resistant metal installed over a minimum 36" wide underlayment of 1 layer of No. 72 ASTM cap sheet running the full length of valley	
<input checked="" type="checkbox"/> Roof attics and vents shall resist intrusion of flame & ember into attic area or shall be protected by corrosion resistant, non-combustible wire mesh with 1/4 inch openings	
<input checked="" type="checkbox"/> Vents shall not be installed in eaves or cornices, unless designated to prevent intrusion of flame & burning embers into the attic area of the structure.	
<input checked="" type="checkbox"/> Roof gutters shall provide the means to prevent accumulation of leaves & debris	
<input type="checkbox"/> Fire-resistive (non-combustible) siding is required	
<input type="checkbox"/> Boxed-in eaves are required	
<input checked="" type="checkbox"/> Highly visible permanent address numbers shall be placed at the driveway entrance. (minimum 4" letter/number height, 3/8 inch stroke)	
<input checked="" type="checkbox"/> Highly visible address numbers shall be placed on the residence(s). (minimum 4" letter/number height, 3/8 inch stroke).	
<input checked="" type="checkbox"/> Each dwelling unit requires a separate address. Contact Leonard Mansell at SLO County Planning Dept for more information at (805) 781-5199.	
<input checked="" type="checkbox"/> Smoke detectors are required in all sleeping areas & in hallways leading to sleeping areas	
Other Requirements:	

When all of the fire safety requirements have been completed, please call the Fire Prevention Bureau at (805) 543-4244, extension #2220 to arrange for your final inspection.

Chad Zrelak
Fire Captain



PROJECT

Minor Use Permit

Dellapenna DRC2005-00128

EXHIBIT

Vicinity Map





SITE

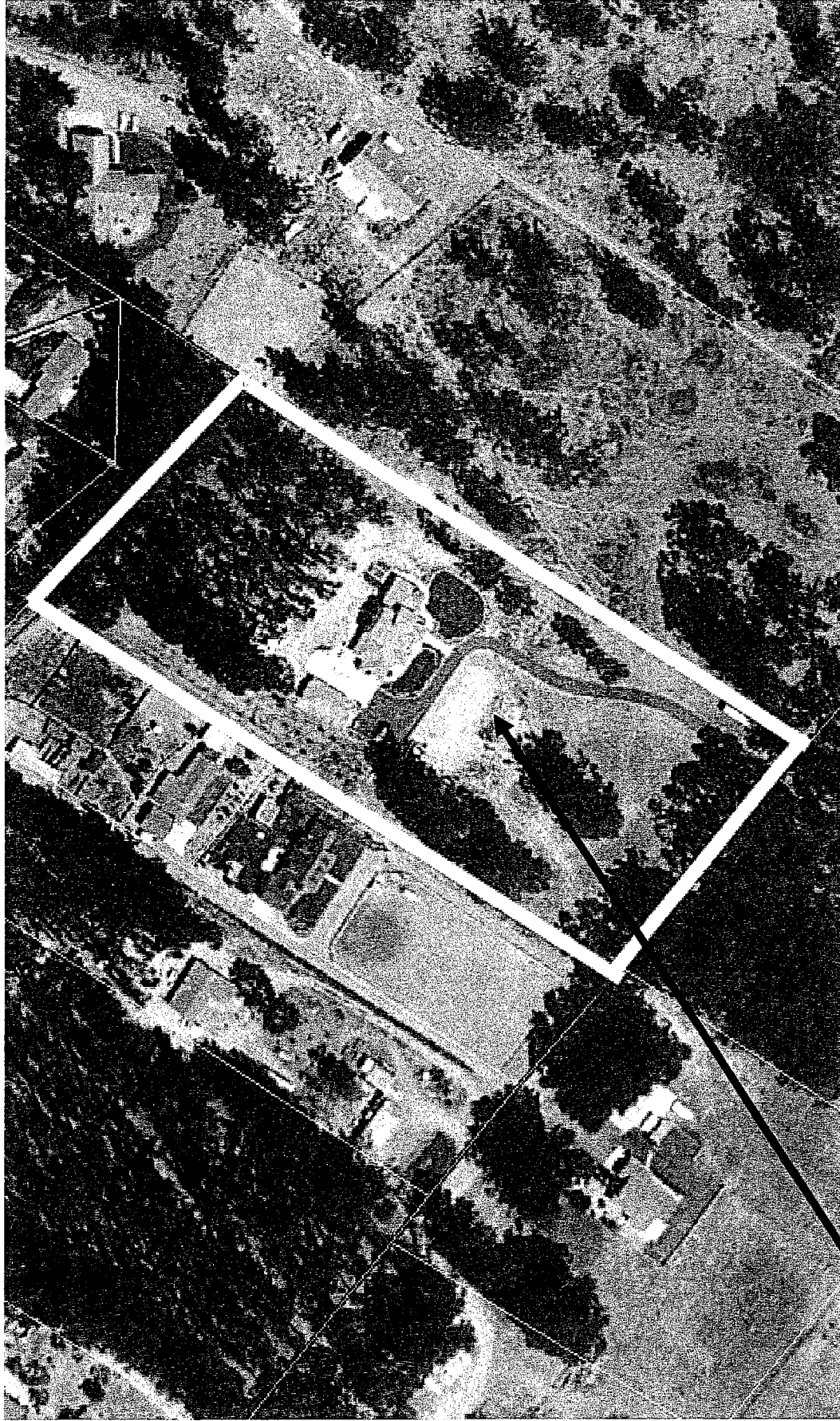
PROJECT

Minor Use Permit
Dellapenna DRC2005-00128



EXHIBIT

Land Use Category



SITE

PROJECT

Minor Use Permit
Dellapenna DRC2005-00128

EXHIBIT

Aerial



